



Historic Preservation Commission - Regular Meeting AGENDA

**Tuesday, August 03, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340**

Members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings. If you would like to comment on an agenda item, please submit your comment to participate@ketcumidaho.org by noon the day of the meeting. Comments will be provided to the Historic Preservation Commission.

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS

- 1.** ACTION ITEM: Findings of Fact and Conclusions of Law for the 381 N 1st Ave Mixed-Use Building: Request to Alter a Historic Structure (McAtee House)
- 2.** ACTION ITEM: Recommendation to review and rank buildings on the Historic Building List

ADJOURNMENT

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.



City of Ketchum
Planning & Building

IN RE:)
)
380 N 1st Ave. Mixed-Use Building) **KETCHUM HISTORIC PRESERVATION COMMISSION**
McAtee House) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Request to Alter a Historic Structure) **DECISION**
)
Date: August 3, 2021)
)
File Numbers: P21-050)

PROJECT: 380 N 1st Ave. Mixed-Use Building
 FILE NUMBER: H21-050
 APPLICATION TYPE: Request to Alter a Historic Structure
 ARCHITECT: Williams Partners Architects
 PROPERTY OWNER: Corey Street Mass LLC
 REQUEST: Exterior alterations and an addition to the McAtee House
 LOCATION: 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)
 ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)

RECORD OF PROCEEDINGS

The Historic Preservation Commission considered the Request to Alter a Historic Structure for proposed alterations and an addition to the McAtee House to accommodate the 380 N 1st Avenue Mixed-Use Building project during their meeting on July 7th, 2021. After considering the project plans, staff’s analysis, and the applicant’s presentation and holding the required public hearing, the Historic Preservation Commission unanimously approved the request.

Public Hearing Notice

The public hearing notice was published in the Idaho Mountain Express on June 16th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on June 16th, 2021. A public hearing notice was posted on the project site and the City’s website on June 30th, 2021.

FINDINGS OF FACT

The Historic Preservation Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Findings Regarding Project Background

The applicant, Williams Partners Architects on behalf of property owner Corey Street Mass LLC, submitted a Request to Alter a Historic Structure located at 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes exterior alterations and an addition to the McAtee House—a historic log cabin that was constructed in the 1930s. The historic cabin will be repurposed as commercial office space and the new addition will accommodate two residential units, common area, and parking.

The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The review criteria for requests to alter or demolish a historic building is specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216.

Findings Regarding Review Criteria for Request to Alter a Historic Structure

Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?

The McAtee House is one of the 26 structures on the Historic Building List. The 2005 Walsworth Associates Windshield Survey identified the McAtee House as a locally significant historical resource. Additionally, this historic building was recommended for designation as a heritage site in 2006. The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum's early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.

Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?

The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.

The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot. The rectangular mass of the addition mimics the original log cabin. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House.

Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.

Does the structure retain the requisite integrity to convey its historic and/or architectural significance?

The historic structure retains sufficient historic integrity with respect to design, materials, and workmanship. A 1,946-square-foot addition to the McAtee House was constructed in 2000 to accommodate Felix's Restaurant (Design Review CR00-012 and Building Permit 00-110). This project proposes to remove this addition and restore the original historic log structure. The 2000 addition project included painting the building olive brown and adding pomegranate red fascia and trim. This project will re-finish the logs with a natural stain restoring the historic integrity of the original log cabin.

Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?

The project enhances the historical significance and architectural distinction of the McAtee House as the improvements restore the original log cabin and relocate the structure to a more prominent location at the corner of 1st Avenue and 4th Street. The addition's scale and site orientation respect the historic significance of the McAtee House. The project's exterior materials and natural colors complement Ketchum's mountain-town character. The development's human-scale design will enhance vibrancy at this downtown street corner.

Findings Regarding Commissioner Deliberations

The Commission appreciated the distinction between the new addition and the existing historic building. The Commission stated that removing the paint and re-staining the logs will restore the cabin and enhance its historic integrity. The Commission discussed the relocation of the cabin closer to the street corner and commented that this enhanced the presence of the historic building. The Historic Preservation Commission discussed the roof lines where the addition meets the existing historic building. Commissioner Cosgrove stated this connection may be more elegant as a one-story element at the ground level. Commissioner Reynolds recommended that asphalt roofing be utilized as this material is more like shingles. The Historic Preservation Commission unanimously approved the request.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and has exercised its authority pursuant to Chapter 46 of Title 67 of Idaho Code to establish a historic preservation program and enact ordinances, special conditions, or restrictions for the protection and preservation of historic properties. The regulations adopted through Interim Historic Preservation Ordinance No. 1216 are identified in the Findings of Fact and are herein restated as Conclusions of Law by reference.
2. The Historic Preservation Commission has the authority to hear the applicant's Request to Alter a Historic Structure application pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Section 2.B of Interim Historic Preservation Ordinance No. 1216 and Ketchum Municipal Code § 17.96.080.
4. This Request to Alter a Historic Structure application is governed under the regulations and review criteria specified in Interim Historic Preservation Ordinance No. 1216.
5. The alterations and addition to the McAtee House proposed with the 380 N 1st Avenue Mixed-Use Building project comply with the review criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216 as: (1) the McAtee House has historic value and significance within the Community Core, (2) the proposed alterations and addition to the McAtee House do not adversely impact the structure's historic integrity, significance within the Community Core, or architectural and aesthetic relationship to adjacent properties and the project does not conflict with the Comprehensive Plan, (3) the McAtee House will retain the requisite integrity to convey its historic significance, and (4) the proposed alterations and addition do not adversely affect the structure's historic significance.

DECISION

THEREFORE, the Ketchum Historic Preservation Commission **approves** the Request to Alter a Historic Structure (Application File No. H21-050) proposing alterations and an addition to the McAtee House for the 380 N 1st Avenue Mixed-Use Building project.

Findings of Fact **adopted** this 3rd day of August 2021.

Mattie Mead, Chair
City of Ketchum
Historic Preservation Commission

PROPERTY RANKING DISCUSSION



*"We shape our buildings;
thereafter, our buildings
shape us."*

Winston Churchill



Meeting Process

GOAL: Draft list of properties to be designated.

- Staff Presentation
 - Overview of Methodology and Assumptions
 - Overview of Ranking Results
 - Staff Recommendation for Discussion
- Commission Discussion

Methodology and Assumptions

- Ranking Matrix Completed By All Five Members
 - 26 properties – error in row stating “Thrift Store”
 - All properties older than 50 years
 - 0-3 scoring for each sub criteria
 - 0 – does not meet criteria
 - 3 – exceeds criteria
- All rankings compiled per property
- Results in an Average Score and Median Score

Methodology and Assumptions

- “?” or “N/A” = 0
- Blank ranking input as “0” or “3” based on notes
- IF Median > Average = Outlier
 - One or two low rankings
 - One or two high rankings
- This is not a statistical analysis, but a place to start

Ranking Results

- 26 total properties
- 48 maximum ranking points
- 2 natural breaks
 - 40 points
 - 26 points
- 9 properties below the lowest break (low tier)
- 5 properties with outliers in top tier

Ranking Results

- Low Tier Properties
 - Thornton House
 - McAtee House
 - George Castle Cabin
 - Community Library/Goldmine Thrift Store
 - Jack Frost Motel
 - St. Mary's Catholic Church
 - Brass Ranch House
 - Helm Property
 - Battis House

Ranking Results

- Top Tier Outlier Properties
 - Greenhow & Rumsey
 - Pioneer Saloon
 - First Telephone Co.
 - Michel's Christiania Restaurant
 - E.B. Williams House

Staff Recommendation

- **First**
 - Review the 9 properties in the low tier first
- **Second**
 - Discuss outlier properties in top tier if desired

Questions and Discussion

Historic Preservation Designation Criteria - Ranking Matrix

Purpose:

This ranking matrix has been prepared for the Historic Preservation Commission as a tool to assist in determining whether a proposed building qualifies to be placed on the City of Ketchum Historic Building List. A specific ranking or certain total of points does not dictate placement on the list.

Eligibility:

For a building to be placed on the Historic Building List, it must qualify for all three primary criteria.

Criteria 1 - Historic Building

Criteria 2 - Integrity

Must meet all four subcriteria

Criteria 3

Must meet a minimum of one subcriteria for one significance area (architectural, social/historic, or geographic/environmental).

Ranking:

Primary Criteria 1: Historic Building

Place an "X" in the box for properties 50 years or older.

Primary Criteria 2 and 3

Rank each building/site on a scale of 0-3 using the following assumptions. Please attempt to be as consistent in the use of each ranking level as possible.

0 - does not meet criteria

1 - minimally meets criteria

2 - meets criteria

3 - exceeds criteria

NOTES:

This section is for Commission members to put their thoughts or comments on the rankings.

CITY OF KETCHUM - HISTORIC PRESERVATION COMMISSION

Common Name:	Street Address:	Total Points (Average)	Total Points (Median)		Ordinance Item #
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	40.4	41	Outlier	25
Forest Service Park	Between River and 1 st Street	40.4	39	OK	23
Comstock & Clark Mercantile	300 North Main Street	36.6	34	OK	12
Lewis Bank	180 North Main Street	36.4	34	OK	18
Dynamite Shed	271 Sun Valley Road	35.8	35	OK	20
Bert Cross Cabin	271 ½ Leadville Avenue North	34.8	32	OK	16
Horace Lewis Home/Elephant's Perch	280 East Avenue North	33.8	33	OK	26
Ketchum Kamp Hotel	220 North Main Street	33.8	31	OK	17
Pioneer Saloon	308 North Main Street	33	36	Outlier	13
First Telephone Co.	340 North 2 nd Street	31.6	32	Outlier	19
Fagan Property	411 Sun Valley Road	30.4	29	OK	11
Bonning Cabin	531 5 th Street East	30.4	29	OK	1
McCoy/Gooding/Miller House	480 East 2 nd Street	29.8	25	OK	8
Former Post Office	460 North Main Street	29.2	29	OK	15
Michel's Christiania Restaurant	303 Walnut Avenue	28.8	33	Outlier	6
E.B Williams House	520 East Avenue North	26.6	28	Outlier	3
Lon Price/Esther Fairman House	180 Leadville Avenue North	26	21	OK	9
Thornton House	560 East Avenue North	23.6	27	Outlier	2
McAtee House	380 1 st Avenue	23.4	23	OK	22
George Castle Cabin	431 ½ Walnut Avenue	22.6	24	Outlier	5
Community Library/Gold Mine Thrift Store	331 Walnut Avenue	22.4	24	Outlier	24
Jack Frost Motel	591 4 th Street East	21.8	24	Outlier	4
St. Mary's Catholic Church	380 Leadville Avenue North	19	24	Outlier	10
Brass Ranch House	571 2 nd Street	18.6	19	Outlier	7
Helm Property	340 North Main Street	15.8	18	Outlier	14
Battis house	431 Washington Avenue	14.4	18	Outlier	21

MM Ranking

Common Name	Street Address	Historic Building	CRITERIA 1				CRITERIA 2				CRITERIA 3										NOTES:
			Integrity				Architectural Criteria				Social/Historic Criteria				Geographic/Natural Features						
			A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2			
PROPOSED LIST																					
Bonning Cabin	531 5 th Street East	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Deep historical value and of course worth saving.		
Thornton House	560 East Avenue North	y	3	1	3	3	1	1	2	1	2	1	2	1	1	1	2	2	1	understated building that doesn't have high pedestrian traffic but it worth preserving due to its architectural form that speaks to early archtypes. Appears as though the addition off the rear is successful means of gaining space and should be a model for other preservation efforts with developers seeking additional square footage	
E.B Williams House	520 East Avenue North	y	3	3	3	3	3	1	2	1	3	0	3	2	3	3	2	2	Has architectural character reminiscent of early Ketchum and it's authenticity lends to deserving preservation. It is a building that provides both local and tourist experience through the business of Ketchum grill.		
Jack Frost Motel	591 4 th Street East	y	3	3	3	3	3	2	1	1	2	0	1	1	2	2	2	2	the buildings proximity to 4th street should elevate the importance of it being preserved. Simple architectural log cabin with spacious court hard and trees that are essential for maintaining natural feeling of Ketchum.		
George Castle Cabin	431 ½ Walnut Avenue	y	3	3	3	3	3	0	1	0	3	0	1	2	1	0	1	0	the building has rustic charm that has value, but it's location and lack of street frontage makes it most likely under recognized by the general public, therefore it's preservation may become less relevant. I would like to see infill interior to street frontages lots developed to maximize square footage, and buildings like this 2 saved by moving closer to street frontages. This preservation towards pedestrian right of way will introduce more pedestrian scale and character into the community		
Michel's Christiania Restaurant	303 Walnut Avenue	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	To me the Christiania is of absolutely importance to be preserved in the state that it is in. It is a hallmark of Ketchum character. Buildings like christiania on the edge of frequently traveled blocks should be emphasized in preservation, whereas infill lots should be stepped up and have density increased.		
Brass Ranch House	571 2 nd Street	y	1	3	3	3	2	1	1	1	1	1	0	0	1	0	1	0	Has charm and character as well as early architectural stylings but is soft on priority		
McCoy/Gooding/Miller House	480 East 2 nd Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
Lon Price/Esther Fairman House	180 Leadville Avenue North	y	3	2	3	0	2	1	1	0	1	1	0	0	0	1	1	0	residential nature now makes it seemingly less important, but does have character and an old Ketchum aesthetic		
St. Mary's Catholic Church	380 Leadville Avenue North	y																	it doesn't seem to have overwhelming urgency to preserve. Lack of significance and better served as minimally public facing, maximized interior development		
Fagan Property	411 Sun Valley Road	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	country cousin building. Buildings along sun valley road should be considered pedestrian facing and interacting buildings, and therefore should be emphasized in preservation because it provides a Ketchum feeling, that can summed up in all of the criteria		
Comstock & Clark Mercantile	300 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Vital for preservation		
Pioneer Saloon	308 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	sun valley real estate building. Has importance due to its high traffic street frontage		
Helm Property	340 North Main Street	y																	couldn't find		
Former Post Office	460 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	old formula sports. Exudes small town character and feel. Represents alpine relationship of ski destination meets mountain town. Architecturally valuable and worth preserving		
Bert Cross Cabin	271 ½ Leadville Avenue North	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	classic Ketchum, worth preserving		
Ketchum Kamp Hotel	220 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	vital for historic preservation		
Lewis Bank	180 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Rocky Mountain hardware building. Great building and necessary to preserve. The addition onto it is a great example of new and old		
First Telephone Co.	340 North 2 nd Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1 bookstore. The Bavarian theme that is incorporated in this build will not come back in an authentic way and therefore should be preserved.		
Dynamite Shed	271 Sun Valley Road	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
Battis house	431 Washington Avenue	y	1	2	1	0	1	2	3	0	2	3	1	0	0	2	1	1			
McAtee House	380 1 st Avenue	y	2	2	2	1	2	1	2	1	3	1	0	1	0	1	1	2	old taste of Thai. Nice building, historic preservation effort underway		
Forest Service Park	Between River and 1 st Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	whole block should be preserved and un changed. Valuable public amenity		
Community Library/Gold Mine	331 Walnut Avenue	y	2	1	0	0	1	0	1	2	0	0	0	0	0	3	3	3	goldmine building. It does have some relevant architectural features but to me lacks a sense of importance.		
Thrift Shop		y	1	0	3	0	2	1	0	0	1	0	0	1	0	3	1	2	Thrift shop; has character needs significant repair, not that important		
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	essential for preservation		
Horace Lewis Home/Elephant's Perch	280 East Avenue North	y	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Preserve due to simple yet historical architectural stylings and proximity to sun valley road as a highly trafficked area that invites pedestrian experience		

Common Name	Historic Name	Map Tag	Street Address	Historic Building	CRITERION 1				CRITERION 2						CRITERION 3								Ordinal	NOTES:
					Integrity				Architectural Criteria						Social/Historic Criteria				Geographic/Natural Features					
					A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2				
	PROPOSED LIST																							
Bonning Cabin	Bonning Cabin	A	531 5 th Street East	Y	3	3	1	1	2	0	1	2	1	0	0	1	0	2	2	0	1	Oldest known existing structure. Iconic log cabin. Lots of literature on this.		
Picket Fence	Thornton House	B	560 East Avenue North	Y	3	2?	3	NA	3	0	1	0	3	?	0	2	1	2	2	0		Iconic Ketchum small house, associated w Mallory, Obenchain. Thornton was a miner. Lots of literature on this.		
Ketchum Grill	E.B Williams House	C	520 East Avenue North	Y	3	3	3	NA	3	0	1	0	3	?	0	2	1	2	2	0		Iconic Ketchum small house. Associated with Easley, Williams. Lots of literature on this. Interesting how many restaurants there are.		
Gold Mine consi	Jack Frost Motel / George Castle Complex	D	591 4 th Street East	Y	1	?	3	?	2	0	1	0	2	1	0	2	0	2	2	0		The value here is intangible; lots of common spaces. Is this the only motel on the list, given that the Korral is outside the downtown core? This one is hard to quantify.		
Healer studio of	George Castle Cabin	E	431 1/2 Walnut Avenue	Y	3	?	3	?	3	0	2	0	3	?	0	3	1	3	3	3		High score for craftsmanship b/c Castle built it himself. Classic "alley cabin."		
Michel's Christiania	Michel's Christiania Restaurant	F	303 Walnut Avenue	Y	3	3	3	NA	1	0	1	1	3	3	3	3	3	3	3	0	1	Hemingway's last meal.		
Brass Ranch House	Brass Ranch House	G	571 2 nd Street	Y	2	2	2	?	1	0	0	0	0	0	0	1	3	1	3	0	1	Connection to Brass Family is rare. Single best example.		
McCoy/Gooding/Miller	McCoy/Gooding/Miller House	H	480 East 2 nd Street	Y	3	?	3	?	2	0	2	0	1	3	0	2	3	3	3	0	1	Association with Gov Gooding, McCoy Family. Solid remodel. Iconic not-so-small Ketchum home. Among the oldest standing		
Lon Price/Esther Fairman House	Lon Price/Esther Fairman House	I	180 Leadville Avenue North	Y	2	?	3	?	2	0	1	0	3	?	0	1	2	3	2	0	2	Iconic small Ketchum home. Some friends are leasing office space here. Noting this is (was?) NRHP eligible.		
Art gallery across	St. Mary's Catholic Church	J	380 Leadville Avenue North	Y	3	3	3	1	3	0	1	1	3	3	1	2	2	3	3	0	1	Early houses of worship, also gone thru multiple uses		
Country Cousin	Fagan Property	K	411 Sun Valley Road	Y	3	3	3	1	3	0	1	1	3	2	0	1	1	3	3	0	1	Solid remodel. Iconic not-so-small Ketchum home. Log home on SV Rd.		
Enoteca	Comstock & Clark Mercantile	L	300 North Main Street	Y	3	3	3	?	3	0	1	0	3	3	0	3	2	3	3	0	1	Main corner, most visible. Lots of literature on this.		
Pio	Pioneer Saloon	M	308 North Main Street	M	1	2	3	NA	1	0	0	0	3	NA	0	3	1	3	3	0		Historical, not at its core "historic, even though it's old." What was the Commerce Club? How many bars can claim, should claim, "Hem drank here?"		
Sturtevant's	Helm Property	N	340 North Main Street	Y	3	2	3	NA	2	0	1	0	3	3	0	1	0	3	3	0	2	Who was Helm? Maybe this is exactly the kind of building we need to hold down the fort on a Main Street that's otherwise full of banks?		
Bob Gordon's Fo	Former Post Office	O	460 North Main Street	Y	2	2	3	1	2	0	1	1	3	2	1	1	1	3	3	0	2	On its way out. We lost this one, right? Or will they be coming to us with an application? When was this the PO?		
Vintage	Burt Cross Cabin	P	271 1/2 Leadville Avenue North	Y	3	3	3	3	3	0	1	0	1	3	1	2	1	3	3	0		It's B-U-R-T, right? Very few old cabins left. This one is functioning.		
Casino	Ketchum Kamp Hotel	Q	220 North Main Street	Y	3	3	3	3	3	0	1	0	1	3	1	3	1	3	3	0	1	Hemingway drank here, as did a bunch of movie stars.		
Rocky Mtn Hard	Lewis Bank	R	180 North Main Street	Y	3	3	3	2	3	0	2	0	3	3	0	3	3	3	3	0	1	Main Street. Lewis Family.		
Chapter One	First Telephone Co.	S	340 North 2 nd Street	Y	3	3	3	2	3	0	2	0	5	2	0	2	1	3	3	0	2	Off Main St. Austrian influence		
TapRoom/Bobbi	Dynamite Shed	T	271 Sun Valley Road	Y	3	3	3	2	3	1	2	2	2	1	0	3	1	2	3	0	1	Rare stone building. Great history. Small property. SV Rd/Main Street. Key location		
A private resider	Battis house	U	431 Washington Avenue	Y	2	2	2	1	2	0	0	0	3	1	0	1	0	2	2	0	3	Ketchum small house. Who was Battis?		
Felix's Mother's House	McAtee House	V	380 1 st Avenue	Y	2	2	3	2	2	0	1	0	3	2	0	2	1	3	3	0	2	Ketchum small log house. Felix's pathway here.		
Forest Service Park	Forest Service Park	W	Between River and 1 st Street	Y	3	3	3	3	3	0	2	0	3	3	1	3	1	3	3	3	1	NRHP		
Gold Mine	Earlier Community Library	X	331 Walnut Avenue	Y	2	3	3	3	1	0	0	0	0	0	3	3	3	3	3	0	4	How sad would we be if the Gold Mine expanded, was torn down, moved?		
Culinary School	Greenhow & Rumsey Store	Y	211 North Main Street	Y	3	3	3	3	3	0	1	0	3	3	1	3	3	3	3	0	1	NRHP		
Elephant's Perch	Horace Lewis Home	Z	280 East Avenue North	Y	3	3	3	3	3	0	1	0	3	3	1	3	2	3	3	0	1	Lewis family, Ketchum large home.		

RR Ranking

		CRITERIA 1	CRITERIA 2				CRITERIA 3												
		Historic Building	Integrity				Architectural Criteria						Social/Historic Criteria				Geographic/Natural Features		
Common Name	Street Address		A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2	NOTES:
Example: My House	1234 5th St	X	1	3	2	3	0	2	3	0	0	0	0	2	1	0	2	0	recent restoration based on historic photographs, but not really representing innovations. Associated with a notable person, but should be discussed further on whether that criteria is met.
PROPOSED LIST																			
Bonning Cabin	531 5 th Street East	x	3	3	2	0	3	1	2	1	3	3	1	2	2	3	3	3	A fantastic historical model for our area.
Thornton House	560 East Avenue North	x	2	1	3	1	3	1	1	1	3	2	1	1	1	3	3	2	The Picket Fence on the corner is the Historic piece, not the one in our picture.
E.B Williams House	520 East Avenue North	x	3	2	3	1	3	1	1	1	3	2	1	1	2	3	3	2	Great history. Looks authentic.
Jack Frost Motel	591 4 th Street East	x	2	2	3	1	3	1	1	1	3	2	2	1	1	3	3	2	Doesn't do it for me. New roof, windows, etc.
George Castle Cabin	431 1/2 Walnut Avenue	x	2	2	3	1	3	1	1	1	3	2	1	2	1	3	3	2	Good history. Log cabin.
Michel's Christiania Restaurant	303 Walnut Avenue	x...?	0	2	3	0	0	0	0	0	0	0	1	0	0	1	0	0	Love the restaurant, but doesn't "feel" historic. Modern history with USST.
Brass Ranch House	571 2 nd Street	x	2	2	3	1	3	1	1	1	3	2	1	1	1	3	3	2	I'm on the fence with this piece, if I had the deciding vote I'd say "No"
McCoy/Gooding/Miller House	480 East 2 nd Street	X	2	2	3	1	3	1	1	1	3	2	2	2	2	3	3	2	Has the history. Can't get a good look at it. Looks totally different in our 2 pictures.
Lon Price/Esther Fairman House	180 Leadville Avenue North	x	1	2	3	1	3	1	1	1	3	2	1	1	1	2	1	2	Needs a little help to be historic.
St. Mary's Catholic Church	380 Leadville Avenue North	x	3	2	3	1	3	1	1	1	3	2	2	2	0	3	3	3	Our 2 pictures are 2 different buildings, but have to give it a thumbs up.
Fagan Property	411 Sun Valley Road	x	3	3	3	1	3	1	2	1	3	3	3	3	1	3	3	3	Old log cabin, I'm in favor.
Comstock & Clark Mercantile	300 North Main Street	x	3	3	3	1	3	1	2	1	3	3	3	3	3	3	3	3	The Old Merch. has to be included.
Pioneer Saloon	308 North Main Street	x	3	3	3	1	3	1	2	1	3	3	3	3	3	3	3	3	I had heard of The Pioneer before I'd ever been here!
Helm Property	340 North Main Street	x...?	0	3	3	1	2	1	1	1	1	2	0	0	0	1	1	1	Chalet style.....big deal. I'm not feeling it.
Former Post Office	460 North Main Street	x...?	0	3	3	0	2	1	0	0	0	1	0	0	0	0	0	0	Does not convey any significance. No feeling. No association. This is the #1 building
Bert Cross Cabin	271 1/2 Leadville Avenue North	x	3	3	3	1	3	1	2	1	3	3	2	3	2	3	3	3	Have to give this building a thumbs up!
Ketchum Kamp Hotel	220 North Main Street	x	0	0	3	0	3	1	1	1	3	3	3	3	2	3	3	3	To many changes. The additional retail space up front has diminished the historical
Lewis Bank	180 North Main Street	x	3	3	3	1	3	1	3	1	3	3	2	3	2	3	3	3	Great brick architecture, workmanship, etc.
First Telephone Co.	340 North 2 nd Street	x	2	3	3	2	2	1	1	1	2	3	2	2	1	2	2	3	Has some character, some history, but not enough.
Dynamite Shed	271 Sun Valley Road	x	3	3	3	2	3	2	3	2	3	3	3	3	2	3	3	3	Love this building. Great history, well done 2nd floor addition.
Battis house	431 Washington Avenue	x	0	1	3	1	3	0	0	0	2	2	0	0	0	0	0	0	Another small box. Non gridded windows, metal roof. Doesn't do it for me.
McAtee House	380 1 st Avenue	x	3	2	3	1	3	1	1	1	3	3	2	2	1	2	2	3	Going to be a great new project.
Forest Service Park	Between River and 1 st Street	x	3	2	3	1	3	2	1	0	3	3	3	3	3	3	3	3	Has the history.
Community Library/Gold Mine	331 Walnut Avenue	x	1	3	3	1	1	1	1	0	1	1	1	3	1	2	3	3	In my mind, absolutely not historic.
Thrift Shop																			
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	x	3	3	3	2	3	1	3	1	3	3	2	3	2	3	3	3	Another great brick building with great architecture and workmanship.
Horace Lewis Home/Elephant's Perch	280 East Avenue North	x	2	1	3	0	3	1	1	1	2	3	2	3	2	3	3	3	This is a tough one. Deciding vote, I'd say no.

Common Name	Street Address	CRITERIA 1	CRITERIA 2				CRITERIA 3												NOTES:
		Historic Building	Integrity Criteria				Architectural Criteria						Social/Historic Criteria				Geographic/Environmental		
			A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2	
PROPOSED LIST		X																	
Bonning Cabin	531 5 th Street East	X	3	3	1	3	3	0	0	0	2	0	3	3	0	2	3	3	
Thornton House (Picket Fence)	560 East Avenue North	X	3	2	3	3	3	0	0	0	3	0	2	2	0	1	3	2	
E.B Williams House (Ketchum Grill)	520 East Avenue North	X	3	2	3	2	3	0	0	0	3	0	1	2	0	3	3	3	
Jack Frost Motel	591 4 th Street East	X	3	2	3	2	3	0	0	0	3	0	0	0	0	2	3	3	
George Castle Cabin	431 ½ Walnut Avenue	X	3	2	3	2	3	0	0	0	3	0	0	2	0	1	3	2	
Michel's Christiania Restaurant	303 Walnut Avenue	X	3	3	3	3	3	0	0	1	3	0	3	2	3	3	3	3	
Brass Ranch House	571 2 nd Street	X	3	3	3	2	3	0	0	4	3	0	0	2	0	1	3	2	
McCoy/Gooding/Miller House	480 East 2 nd Street	X	3	2	3	1	3	0	0	0	2	0	0	2	1	1	3	1	
Lon Price/Esther Fairman House	180 Leadville Avenue North	X	3	2	3	2	3	0	0	0	1	0	1	2	0	0	3	1	
St. Mary's Catholic Church	380 Leadville Avenue North	X	3	2	3	1	3	0	0	0	1	0	1	3	0	2	3	2	
Fagan Property	411 Sun Valley Road	X	3	3	3	2	3	0	0	0	3	0	0	3	0	3	3	3	
Comstock & Clark Mercantile	300 North Main Street	X	3	2	3	1	3	0	1	0	3	0	3	3	0	2	3	3	
Pioneer Saloon	308 North Main Street	X	3	2	3	3	3	0	1	0	3	0	3	3	3	3	3	3	
Helm Property	340 North Main Street	X	3	2	3	2	3	0	0	0	3	0	0	2	0	1	3	3	
Former Post Office (A Frame)	460 North Main Street	X	3	2	3	2	3	0	0	2	3	0	0	2	0	3	3	3	
Bert Cross Cabin	271 ½ Leadville Avenue North	X	3	3	3	2	3	0	0	0	2	0	0	2	0	1	3	3	
Ketchum Kamp Hotel	220 North Main Street	X	3	2	3	2	3	0	0	0	3	0	0	3	0	3	3	3	
Lewis Bank	180 North Main Street	X	?	3	3	2	3	0	1	0	3	0	3	3	1	2	3	3	
First Telephone Co.	340 North 2 nd Street	X	3	3	3	2	3	0	1	0	3	0	2	2	0	3	3	3	
Dynamite Shed	271 Sun Valley Road	X	3	3	3	2	3	2	0	2	3	0	2	1	2	3	3	3	2016 Remodel : Tom Kundig & Edward Lalonde .
Battis house	431 Washington Avenue	X	3	3	3	2	3	0	0	0	2	0	0	1	0	1	3	1	
McAtee House	380 1 st Avenue	X	3	2	3	1	3	0	0	0	2	0	1	2	0	1	3	2	
Forest Service Park	Between River and 1 st Street	X	3	3	3	2	3	0	0	0	3	0	3	1	0	3	3	3	
Community Library (Gold Mine)	331 Walnut Avenue	X	3	2	3	2	3	0	0	2	2	0	0	1	0	1	3	2	
Thrift Shop		X																3	
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	X	3	2	3	2	3	0	0	0	3	0	3	3	0	2	3	3	
Horace Lewis Home (Elephant's Perch)	280 East Avenue North	X	3	2	3	2	3	0	0	3	2	0	3	2	2	2	3	2	First Home to have indoor plumbing and Bath.

Common Name	Street Address	CRITERIA 1	CRITERIA 2				CRITERIA 3												NOTES:
		Historic Building	Integrity				Architectural Criteria						Social/Historic Criteria				Geographic/Natural Features		
			A	B	C	D	1	2	3	4	5	6	1	2	3	4	1	2	
Example: My House	1234 5th St	X	1	3	2	3	0	2	3	0	0	0	0	2	1	0	2	0	recent restoration based on historic photographs, but not really representing innovations. Associated with a notable person, but should be discussed further on whether that criteria is met.
PROPOSED LIST																			
Bonning Cabin	531 5 th Street East	X	2	3	1	2	2	0	1	1	2	NA	0	2	2	3	0	0	Historic photograph does not seem to relate to the structure being designated. Please provide annotations that make clear the relationship
Thornton House	560 East Avenue North	X	2	?	2	?	1	0	0	0	1	?	2	2	2	3	0	0	Photographic documentation does not show the historic structure
E.B Williams House	520 East Avenue North	X	1	?	0	?	2	0	0	0	1	?	2	2	2	3	0	0	Historic photograph does not seem to relate to the structure being designated. Please provide annotations that make clear the relationship
Jack Frost Motel	591 4 th Street East	X	1	?	2	?	1	0	0	0	1	NA	0	1	0	1	0	0	Site incorrectly described in the TAG report as 'George Castle Complex'; Photographic documentation does not show the historic structure
George Castle Cabin	431 ½ Walnut Avenue	X	?	?	?	?	1	0	1	0	1	?	1	1	1	1	0	0	Incorrect building photograph on report per listed address; Also described as 'George Castle Complex' per above
Michel's Christiania Restaurant	303 Walnut Avenue	?	2	2	?	?	2	0	2	1	2	NA	2	2	2	3	0	0	No historic photographs included in report; no date of construction
Brass Ranch House	571 2 nd Street	X	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	Inadequate historic documentation; Take this off the list
McCoy/Gooding/Miller House	480 East 2 nd Street	X	2	0	NA	0	2	2	3	2	2	3	2	?	?	3	0	0	A significant amount of this site's designation has to do with politicians. Please provide more information about their policies and contributions to Idaho government
Lon Price/Esther Fairman House	180 Leadville Avenue North																		This is listed on NHRP so the criteria listed in this matrix has been answered on a higher level
St. Mary's Catholic Church	380 Leadville Avenue North	X	1	?	?	?	1	0	0	0	1	?	0	0	2	1	0	0	Historic photograph does not seem to relate to the structure being designated. Please provide annotations that make clear the relationship
Fagan Property	411 Sun Valley Road	X	2	1	1	?	2	0	0	0	1	?	0	0	0	1	0	0	Photos in report do not seem to represent the same structure; lack of historic information
Comstock & Clark Mercantile	300 North Main Street	X	3	3	3	3	3	?	2	1	2	3	2	3	3	3	0	0	This is the best documented building on our list and meets the most criteria
Pioneer Saloon	308 North Main Street	X	2	2	2	?	3	0	0	0	3	?	1	2	2	3	0	0	No historic photographs included in report
Helm Property	340 North Main Street	X	2	1	2	0	1	0	0	0	1	2	0	1	0	2	0	0	Renovation is of high quality but significantly departs from historic structure; Provide historic photo
Former Post Office	460 North Main Street	?	3	2	3	?	3	2	2	3	3	2	2	3	2	3	0	0	No historic photographs included in report; no date of construction
Bert Cross Cabin	271 ½ Leadville Avenue North	X	3	3	3	?	3	2	2	1	3	3	2	2	2	3	0	0	Please provide historic photos
Ketchum Kamp Hotel	220 North Main Street	X	3	3+	3	3	3	?	2	1	3	3	3	3	3	3+	0	0	Its actually just gotten better while retaining its historic character
Lewis Bank	180 North Main Street	X	3	2	3	2	3	?	2	1	2	2	2	3	2	3	0	0	Current renovation should be documented
First Telephone Co.	340 North 2 nd Street	X	1	2	1	2	2	?	0	0	2	?	0	2	1	2	0	0	No documentation
Dynamite Shed	271 Sun Valley Road	X	3	1	2	?	3	?	1	1	3	?	3	3+	3	1	0	0	What is current use?
Battis house	431 Washington Avenue	X																	Inadequate historic documentation; Take this off the list
McAtee House	380 1 st Avenue	X	2	2	2	?	2	0	0	0	1	?	1	1	1	1	0	0	More info on this 'significant person' please
Forest Service Park	Between River and 1 st Street	X																	This is listed on NHRP so the criteria listed in this matrix has been answered on a higher level
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue Is this a thing??	X	3	3	?	?	3	?	2	3	2	?	0	1	0	2	0	0	More info needed; Who was the architect/builder?; No historic photos
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	X																	This is listed on NHRP so the criteria listed in this matrix has been answered on a higher level
Horace Lewis Home/Elephant's Perch	280 East Avenue North	X	3	1	2	1	2	?	1	0	2	2	2	2	2	2	0	0	It is confusing on the report that it is simultaneously listed as ineligible for NHRP and being on the list for eligibility. Clarify please.

Name of Structure: Thornton House
Common Name: Picket Fence
Address:
RPK:

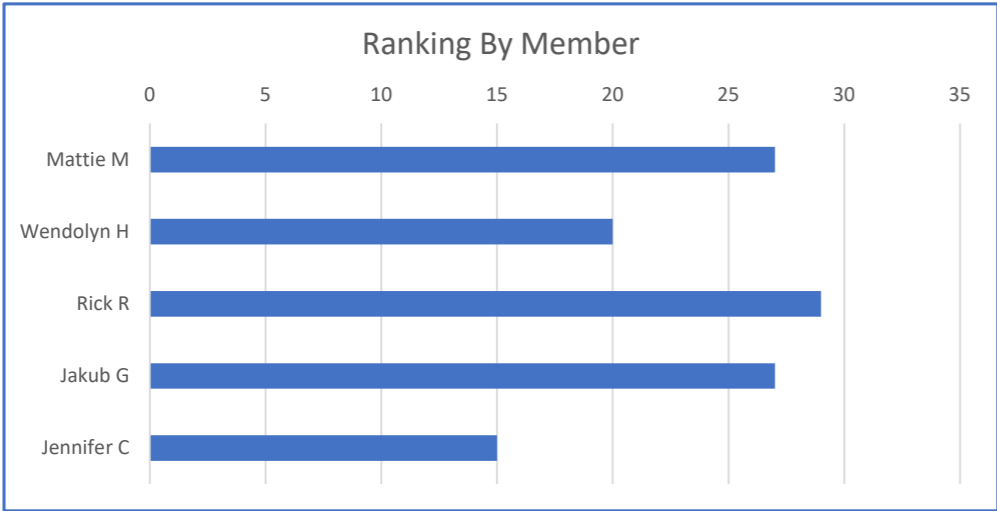
Year Built: 1912

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total	
Mattie M	y	3	1	3	3	10	1	1	2	1	2	1	2	1	1	2	2	1	17	27	
Wendolyn H	Y	3	2?	3	NA	6	3	0	1	0	3	?	0	2	1	2	2	0	14	20	
Rick R	x	2	1	3	1	7	3	1	1	1	3	2	1	1	1	3	3	2	22	29	
Jakub G	X	3	2	3	3	11	3	0	0	0	3	0	2	2	0	1	3	2	16	27	
Jennifer C	X	2	?	2	?	4	1	0	0	0	1	?	2	2	2	3	0	0	11	15	
																			AVG	23.6	
																			MED	27	

Criteria 1: Yes

Criteria 2 Avg: 7.6
Criteria 2 Median: 7

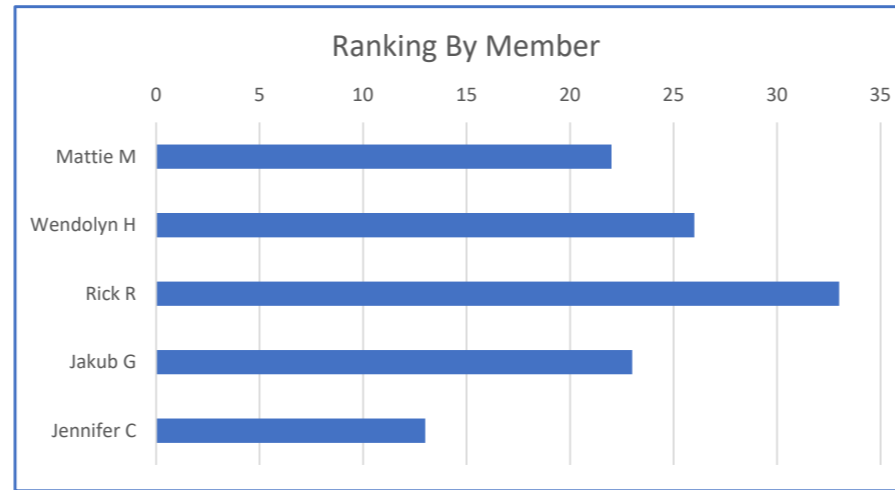
Criteria 3 Avg: 16
Criteria 3 Median: 16



Historic Name: McAtee House
Common Name: Felix's Mother's House
Address:
RPK:

Year Built: 1930s

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	2	2	2	1	7	2	1	2	1	3	1	0	1	0	1	1	2	15	22
Wendolyn H	Y	2	2	3	2	9	2	0	1	0	3	2	0	2	1	3	3	0	17	26
Rick R	x	3	2	3	1	9	3	1	1	1	3	3	2	2	1	2	2	3	24	33
Jakub G	X	3	2	3	1	9	3	0	0	0	2	0	1	2	0	1	3	2	14	23
Jennifer C	X	2	2	2	?	6	2	0	0	0	1	?	1	1	1	1	0	0	7	13
																			AVG	23.4
																			MED	23
Criteria 1: Yes		Criteria 2 Avg: 8					Criteria 3 Avg: 15.4													
		Criteria 2 Median: 9					Criteria 3 Median: 15													



Historic Name: George Castle Cabin **Year Built:** 1930s
Common Name:
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	0	1	0	3	0	1	2	1	0	1	0	12	24
Wendolyn H	Y	3	?	3	?	6	3	0	2	0	3	?	0	3	1	3	3	3	21	27
Rick R	x	2	2	3	1	8	3	1	1	1	3	2	1	2	1	3	3	2	23	31
Jakub G	X	3	2	3	2	10	3	0	0	0	3	0	0	2	0	1	3	2	14	24
Jennifer C	X	?	?	?	?	0	1	0	1	0	1	?	1	1	1	1	0	0	7	7
																		AVG	22.6	
																		MED	24	

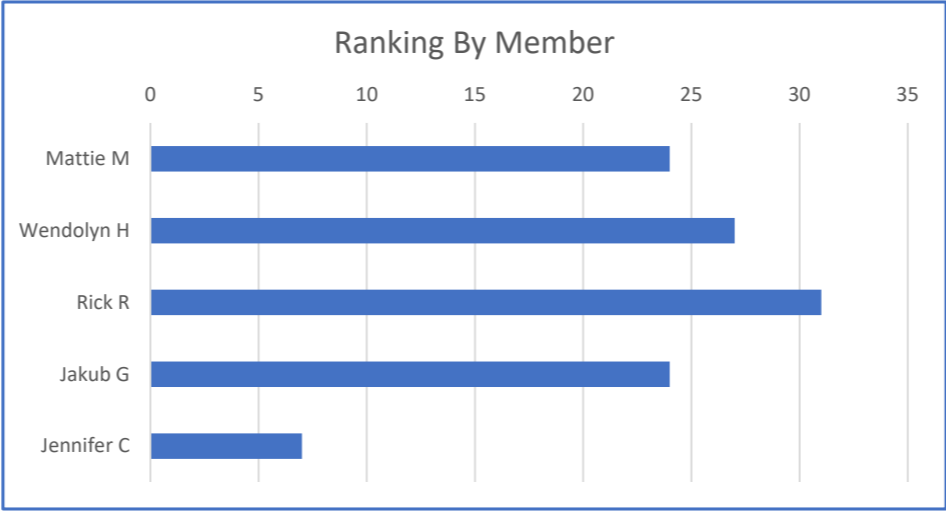
Criteria 1: Yes

Criteria 2 Avg: 7.2

Criteria 2 Median: 8

Criteria 3 Avg: 15.4

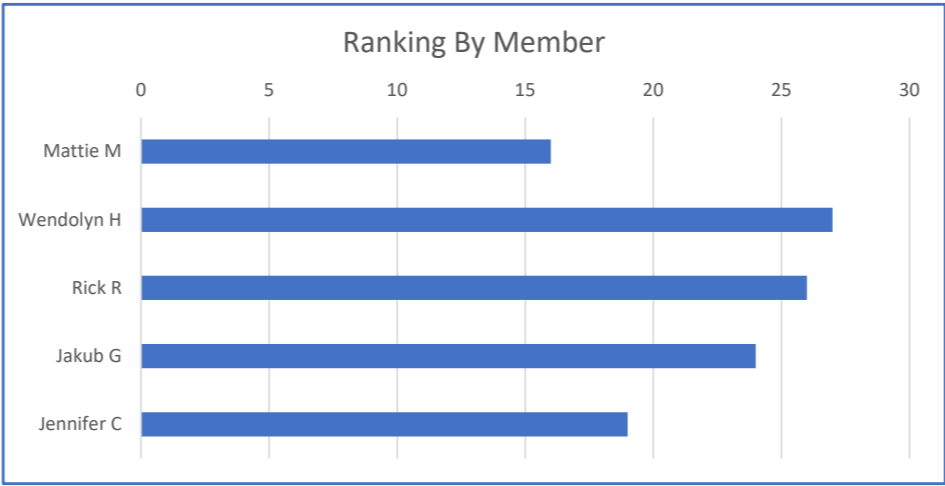
Criteria 3 Median: 14



Historic Name: Community Library/Gold Mine Thrift Store
Common Name: Gold Mine Thrift Store
Address:
RPK:

Year Built: 1958

	CRITERIA 1 Historic Building	CRITERIA 2 Integrity				Subtotal	CRITERIA 3 Architectural Criteria						CRITERIA 3 Social/Historic Criteria				CRITERIA 3 Geo/Nat Features		Subtotal	Total
		A	B	C	D		1	2	3	4	5	6	1	2	3	4	1	2		
Mattie M	y	2	1	0	0	3	1	0	1	2	0	0	0	0	0	3	3	3	13	16
Wendolyn H	Y	2	3	3	3	11	1	0	0	0	0	0	3	3	3	3	3	0	16	27
Rick R	x	1	3	3	1	8	1	1	1	0	1	1	1	3	1	2	3	3	18	26
Jakub G	X	3	2	3	2	10	3	0	0	2	2	0	0	1	0	1	3	2	14	24
Jennifer C	X	3	3	?	?	6	3	?	2	3	2	?	0	1	0	2	0	0	13	19
																		AVG	22.4	
Criteria 1: Yes		Criteria 2 Avg: 7.6				Criteria 3 Avg: 14.8						MED		24						
		Criteria 2 Median: 8				Criteria 3 Median: 14														



Historic Name Jack Frost Motel
Common Name: Goldmine Consign
Address:
RPK:

Year Built: 1940

	CRITERIA 1 Historic Building	CRITERIA 2 Integrity				CRITERIA 3														Subtotal	Total
		A	B	C	D	Architectural Criteria						Social/Historic Criteria				Geo/Nat Features					
Mattie M	y	3	3	3	3	12	3	2	1	1	2	0	1	1	2	2	2	2	2	19	31
Wendolyn H	Y	1	?	3	?	4	2	0	1	0	2	1	0	2	0	2	2	0	2	12	16
Rick R	x	2	2	3	1	8	3	1	1	1	3	2	2	1	1	3	3	2	23	31	
Jakub G	X	3	2	3	2	10	3	0	0	0	3	0	0	0	2	3	3	3	14	24	
Jennifer C	X	1	?	2	?	3	1	0	0	0	1	NA	0	1	0	1	0	0	4	7	
																			AVG	21.8	
																			MED	24	

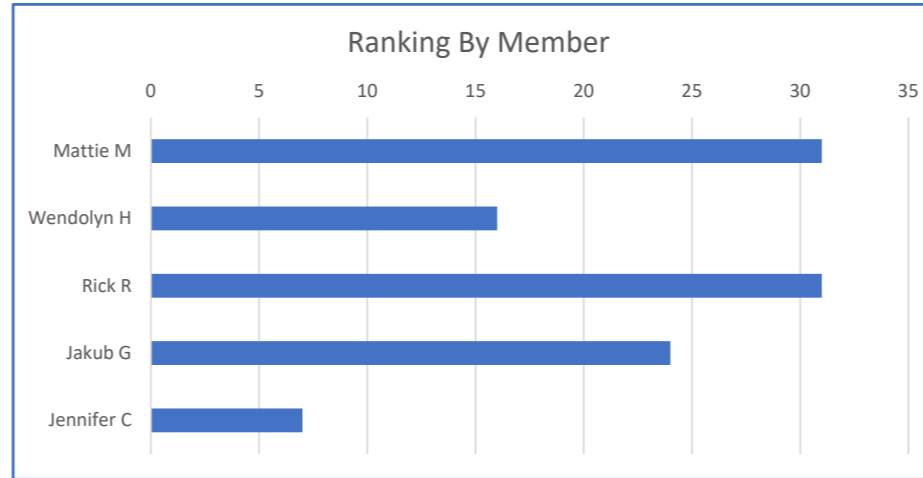
Criteria 1: Yes

Criteria 2 Avg: 7.4

Criteria 2 Median: 8

Criteria 3 Avg: 14.4

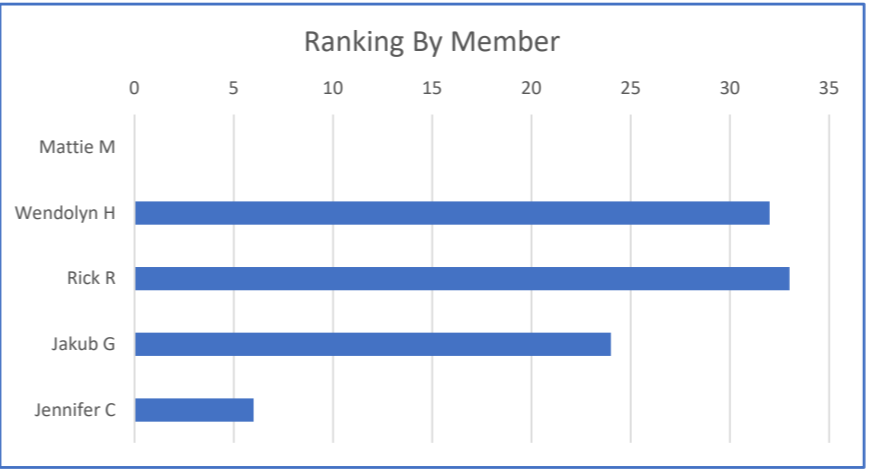
Criteria 3 Median: 14



Historic Name: St Mary's Catholic Church
 Common Name:
 Address:
 RPK:

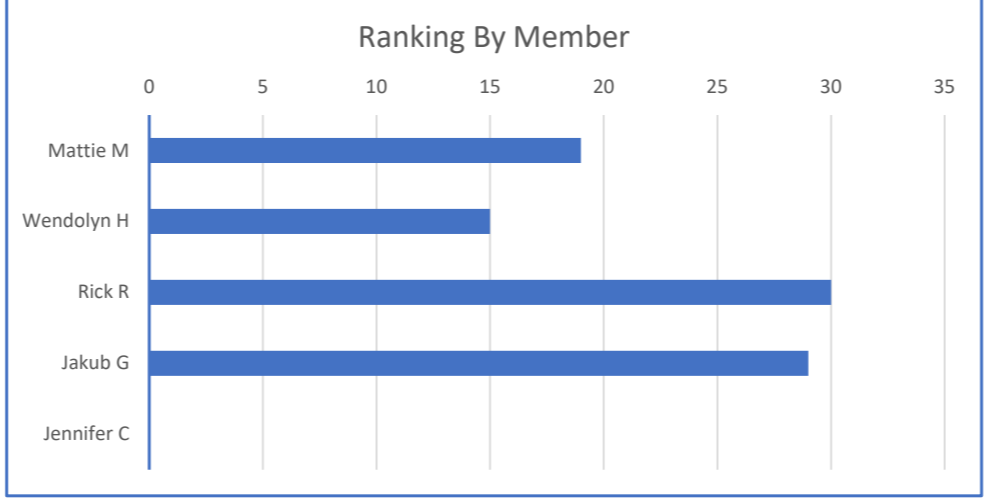
Year Built: 1880s

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wendolyn H	Y	3	3	3	1	10	3	0	1	1	3	3	1	2	2	3	3	0	22	32
Rick R	x	3	2	3	1	9	3	1	1	1	3	2	2	2	0	3	3	3	24	33
Jakub G	X	3	2	3	1	9	3	0	0	0	1	0	1	3	0	2	3	2	15	24
Jennifer C	X	1	?	?	?	1	1	0	0	0	1	?	0	0	2	1	0	0	5	6
																			AVG	19
																			MED	24
Criteria 1: Yes		Criteria 2 Avg: 5.8					Criteria 3 Avg: 13.2													
		Criteria 2 Median: 9					Criteria 3 Median: 15													



Historic Name: Brass Ranch House **Year Built:** 1920s
Common Name: Brass Ranch House
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total		
Mattie M	y	1	3	3	3	10	2	1	1	1	1	1	0	0	1	0	1	0	9	19	
Wendolyn H	Y	2	2	2	?	6	1	0	0	0	0	0	0	1	3	1	3	0	9	15	
Rick R	x	2	2	3	1	8	3	1	1	1	3	2	1	1	1	3	3	2	22	30	
Jakub G	X	3	3	3	2	11	3	0	0	4	3	0	0	2	0	1	3	2	18	29	
Jennifer C	X	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																		AVG	18.6		
																		MED	19		
Criteria 1: Yes		Criteria 2 Avg: 7					Criteria 3 Avg: 11.6														
		Criteria 2 Median: 8					Criteria 3 Median: 9														



Historic Name: Helm Property
Common Name: Sturtevant's
Address:
RPK:

Year Built: 1940s

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y				0													0	0	
Wendolyn H	Y	3	2	3	NA	8	2	0	1	0	3	3	0	1	0	3	3	0	16	24
Rick R	x...?	0	3	3	1	7	2	1	1	1	2	0	0	0	1	1	1	11	18	
Jakub G	X	3	2	3	2	10	3	0	0	3	0	0	2	0	1	3	3	15	25	
Jennifer C	X	2	1	2	0	5	1	0	0	1	2	0	1	0	2	0	0	7	12	
																		AVG	15.8	
																		MED	18	

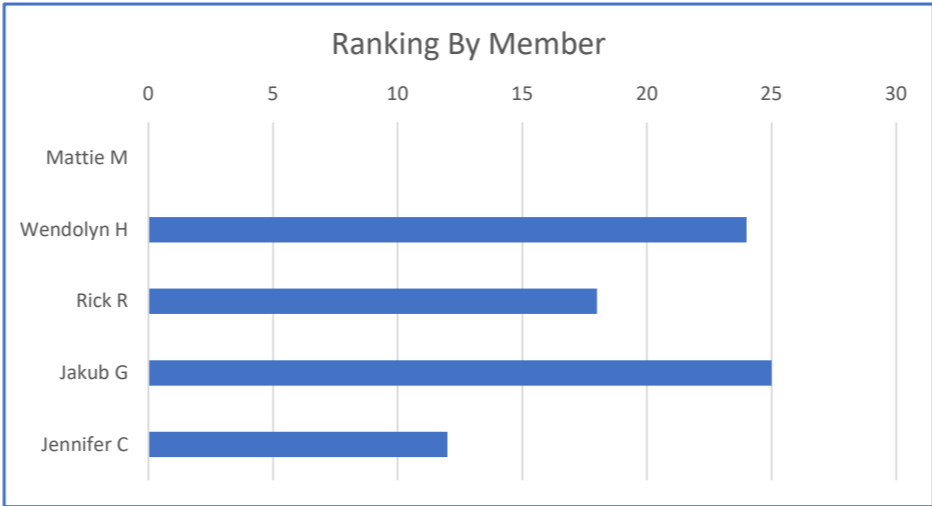
Criteria 1: Yes

Criteria 2 Avg: 6

Criteria 2 Median: 7

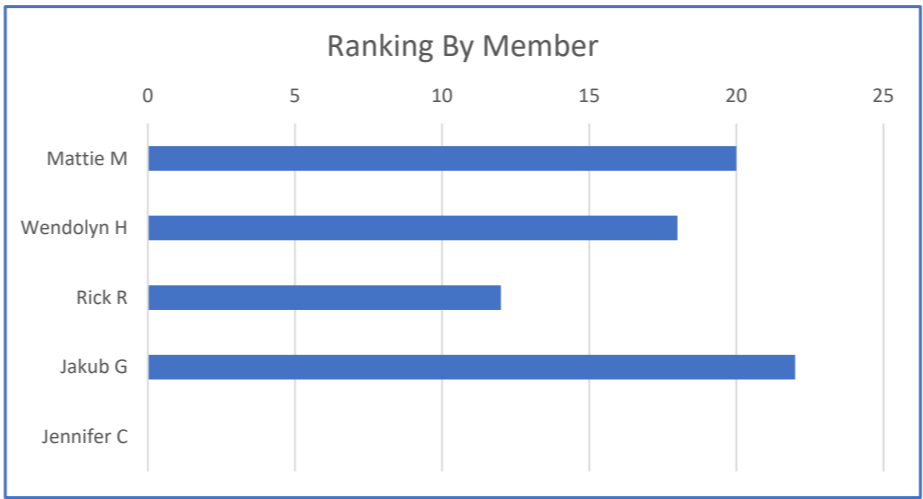
Criteria 3 Avg: 9.8

Criteria 3 Median: 11



Historic Name: Battis House **Year Built** 1940s
Common Name: Battis House
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total	
	Historic Building	Integrity				Subtotal	Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				Subtotal
		A	B	C	D		1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	1	2	1	0	4	1	2	3	0	2	3	1	0	0	2	1	1	16	20	
Wendolyn H	Y	2	2	2	1	7	2	0	0	0	3	1	0	1	0	2	2	0	11	18	
Rick R	x	0	1	3	1	5	3	0	0	0	2	2	0	0	0	0	0	0	7	12	
Jakub G	X	3	3	3	2	11	3	0	0	0	2	0	0	1	0	1	3	1	11	22	
Jennifer C	X					0													0	0	
																			AVG	14.4	
																			MED	18	
Criteria 1: Yes		Criteria 2 Avg: 5.4				Criteria 3 Avg: 9															
		Criteria 2 Median: 5				Criteria 3 Median: 11															



Historic Name: Greenhow & Rumsey Store (NRHP listed)
Common Name: Bonning Cabin
Address: 211 North Main Street
RPK:

Year Built: 1882

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	3	1	1	8	2	0	1	2	1	0	0	1	0	2	2	0	11	19	
Rick R	x	3	3	2	0	8	3	1	2	1	3	3	1	2	2	3	3	3	27	35	
Jakub G	X	3	3	1	3	10	3	0	0	0	2	0	3	3	0	2	3	3	19	29	
Jennifer C	X	2	3	1	2	8	2	0	1	1	2	NA	0	2	2	3	0	0	13	21	
																			AVG	30.4	
																			MED	29	

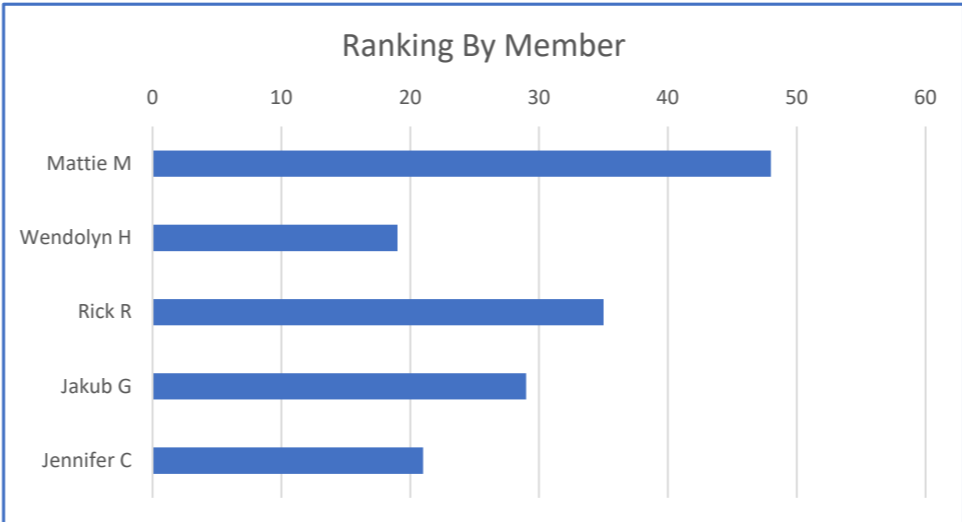
Criteria 1: Yes

Criteria 2 Avg: 9.2

Criteria 2 Median: 8

Criteria 3 Average: 21.2

Criteria 3 Median: 19



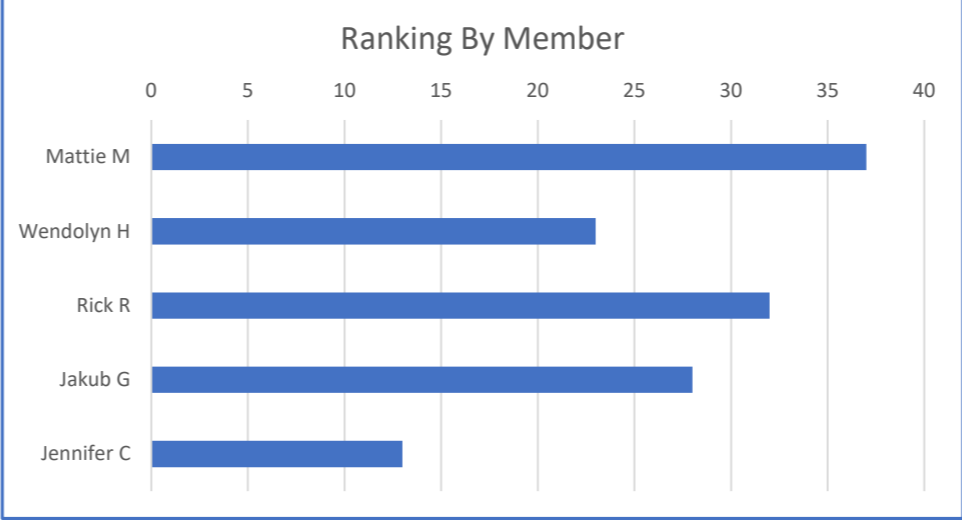
Historic Name: E.B. Williams House **Year Built:** 1884
Common Name: Ketchum Grill
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	1	2	1	3	0	3	2	3	3	2	2	25	37	
Wendolyn H	Y	3	3	3	NA	9	3	0	1	0	3	?	0	2	1	2	2	0	14	23	
Rick R	x	3	2	3	1	9	3	1	1	1	3	2	1	1	2	3	3	2	23	32	
Jakub G	X	3	2	3	2	10	3	0	0	0	3	0	1	2	0	3	3	3	18	28	
Jennifer C	X	1	?	0	?	1	2	0	0	0	1	?	2	2	2	3	0	0	12	13	
																			AVG	26.6	
																			MED	28	

Criteria 1: Yes

Criteria 2 Avg: 8.2
Criteria 2 Median: 9

Criteria 3 Avg: 18.4
Criteria 3 Median: 18



Historic Name: Michel's Christiania Restaurant
Common Name: Michel's Christiania Restaurant
Address:
RPK:

Year Built: 1960

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48
Wendolyn H	Y	3	3	3	NA	9	1	0	1	1	3	3	3	3	3	3	3	0	24	33
Rick R	x...?	0	2	3	0	5	0	0	0	0	0	0	1	0	0	1	0	0	2	7
Jakub G	X	3	3	3	3	12	3	0	0	1	3	0	3	2	3	3	3	3	24	36
Jennifer C	?	2	2	?	?	4	2	0	2	1	2	NA	2	2	2	3	0	0	16	20
																			AVG	28.8
																			MED	33

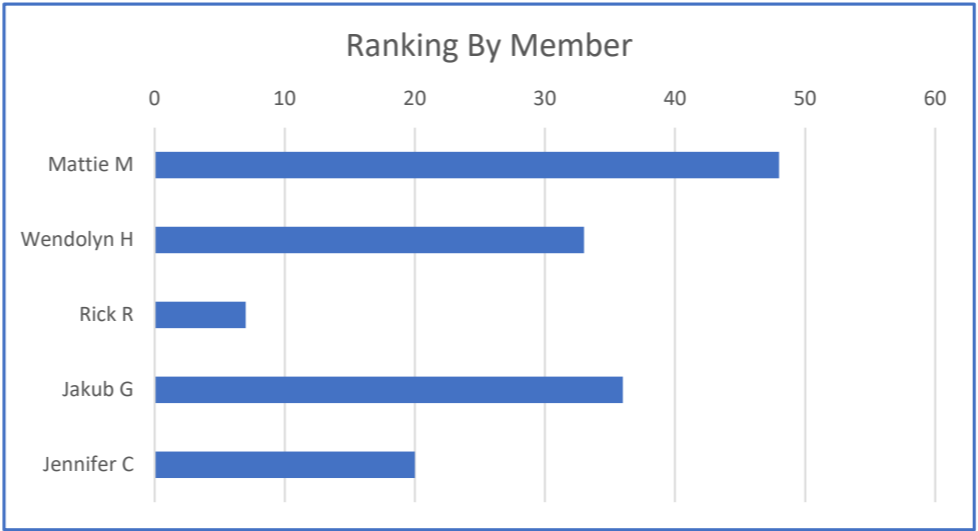
Criteria 1: Yes

Criteria 2 Avg: 8.4

Criteria 2 Median: 9

Criteria 3 Avg: 20.4

Criteria 3 Median: 24



Historic Name McCoy/Gooding/Miller
Common Name:
Address:
RPK:

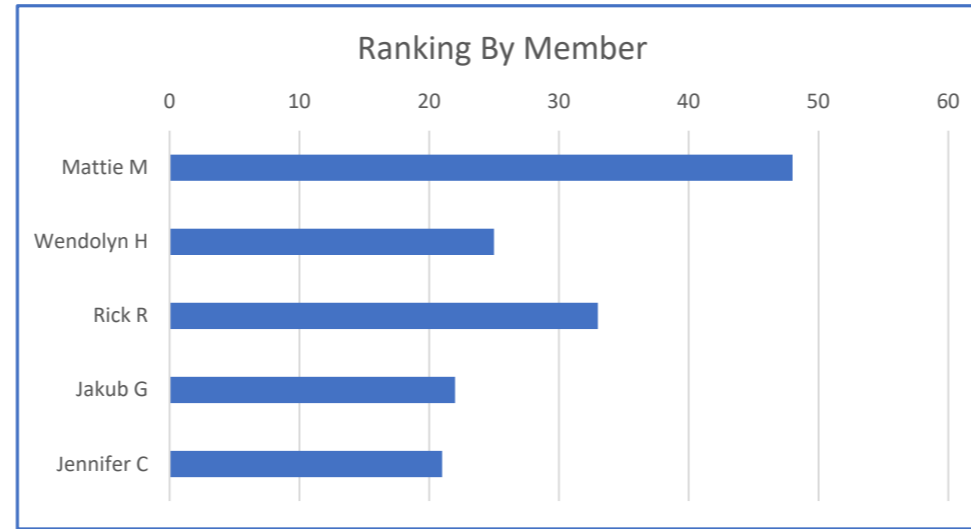
Year Built: 1884

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	?	3	?	6	2	0	2	0	1	3	0	2	3	3	3	0	19	25	
Rick R	X	2	2	3	1	8	3	1	1	1	3	2	2	2	2	3	3	2	25	33	
Jakub G	X	3	2	3	1	9	3	0	0	0	2	0	0	2	1	1	3	1	13	22	
Jennifer C	X	2	0	NA	0	2	2	2	3	2	2	3	2	?	?	3	0	0	19	21	
																			AVG	29.8	
																			MED	25	

Criteria 1: Yes

Criteria 2 Avg: 7.4
Criteria 2 Median: 8

Criteria 3 Avg: 22.4
Criteria 3 Median: 19



Historic Name: Price Fairman House (NRHP Listed) **Year Built:** 1929
Common Name:
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total	
Mattie M	y	3	2	3	0	8	2	1	1	0	1	1	0	0	0	1	1	0	8	16	
Wendolyn H	Y	2	?	3	?	5	2	0	1	0	3	?	0	1	2	3	2	0	14	19	
Rick R	x	1	2	3	1	7	3	1	1	1	3	2	1	1	1	2	1	2	19	26	
Jakub G	X	3	2	3	2	10	3	0	0	0	1	0	1	2	0	0	3	1	11	21	
Jennifer C		3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
																			AVG	26	
																			MED	21	

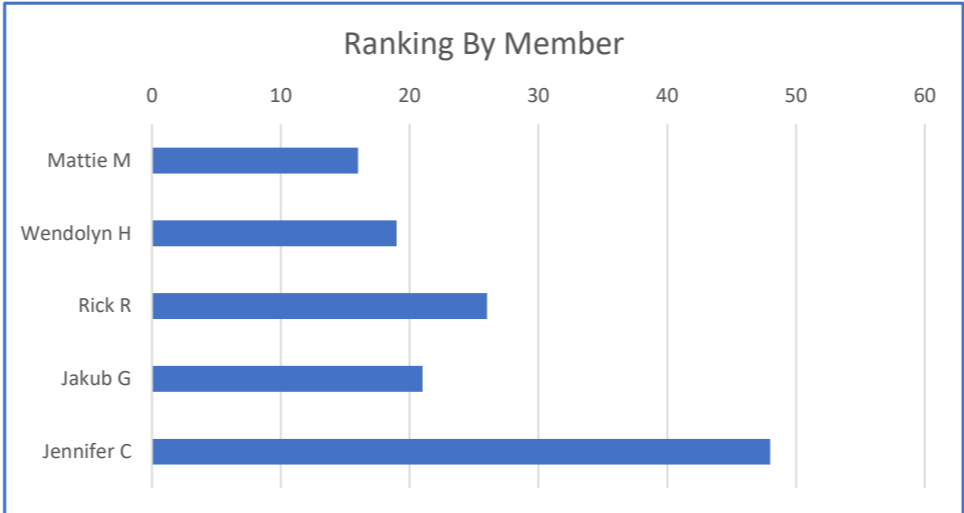
Criteria 1: Yes

Criteria 2 Avg: 8.4

Criteria 2 Median: 8

Criteria 3 Avg: 17.6

Criteria 3 Median: 14



Historic Name: Fagan Property

Year Built: 1940s

Common Name:

Address:

RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48
Wendolyn H	Y	3	3	3	1	10	3	0	1	1	3	2	0	1	1	3	3	0	18	28
Rick R	x	3	3	3	1	10	3	1	2	1	3	3	3	3	1	3	3	3	29	39
Jakub G	X	3	3	3	2	11	3	0	0	0	3	0	0	3	0	3	3	3	18	29
Jennifer C	X	2	1	1	?	4	2	0	0	0	1	?	0	0	0	1	0	0	4	8
																			AVG	30.4
																			MED	29

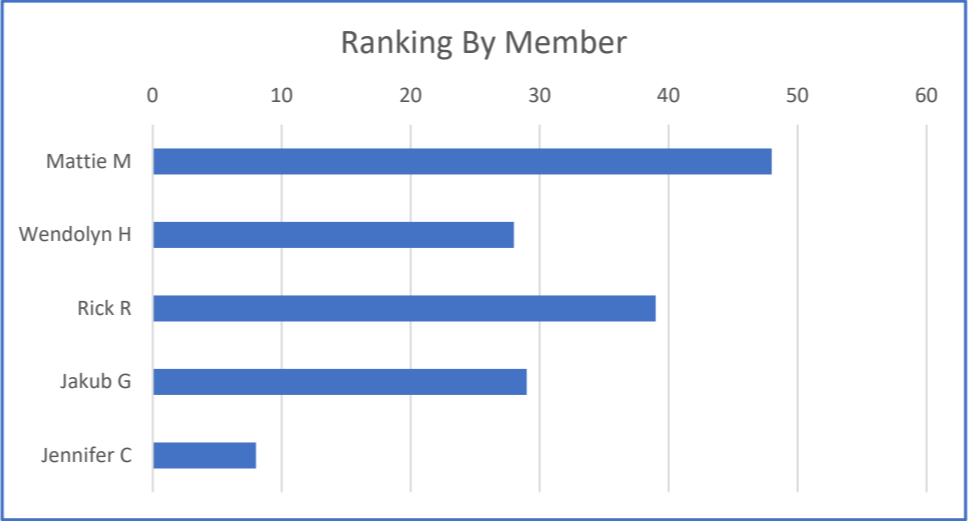
Criteria 1: Yes

Criteria 2 Avg: 9.4

Criteria 2 Median: 10

Criteria 3 Avg: 21

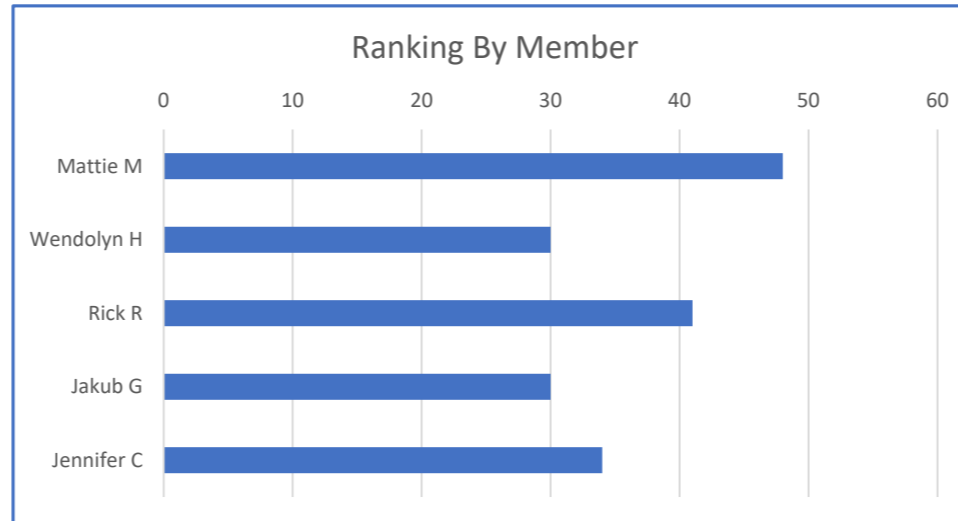
Criteria 3 Median: 18



Historic Name Comstock & Clark Mercantile
Common Name: Enoteca
Address:
RPK:

Year Built: 1887

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	3	3	?	9	3	0	1	0	3	3	0	3	2	3	3	0	21	30	
Rick R	x	3	3	3	1	10	3	1	2	1	3	3	3	3	3	3	3	3	31	41	
Jakub G	X	3	2	3	1	9	3	0	1	0	3	0	3	3	0	2	3	3	21	30	
Jennifer C	X	3	3	3	3	12	3	?	2	1	2	3	2	3	3	3	0	0	22	34	
																		AVG	36.6		
																		MED	34		
Criteria 1: Yes		Criteria 2 Avg: 10.4					Criteria 3 Avg: 26.2														
		Criteria 2 Median: 10					Criteria 3 Median: 22														



Historic Name: Pioneer Saloon
Common Name: Pioneer Saloon
Address:
RPK:

Year Built: 1945

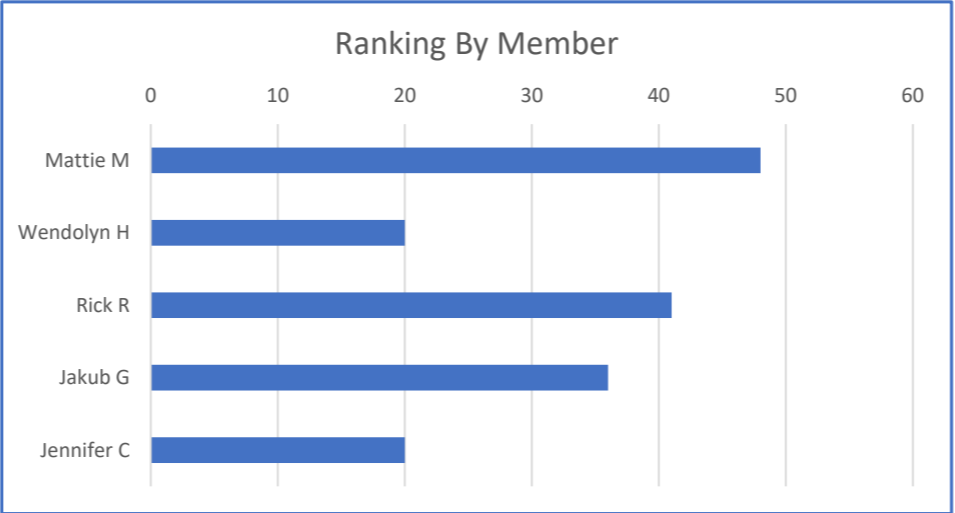
	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48
Wendolyn H	M	1	2	3	NA	6	1	0	0	0	3	NA	0	3	1	3	3	0	14	20
Rick R	x	3	3	3	1	10	3	1	2	1	3	3	3	3	3	3	3	3	31	41
Jakub G	X	3	2	3	3	11	3	0	1	0	3	0	3	3	3	3	3	3	25	36
Jennifer C	X	2	2	2	?	6	3	0	0	0	3	?	1	2	2	3	0	0	14	20

Criteria 1: Yes

Criteria 2 Avg: 9
 Criteria 2 Median: 10

Criteria 3 Avg: 24
 Criteria 3 Median: 25

AVG	33
MED	36



Historic Name: Former Post Office
 Common Name:
 Address:

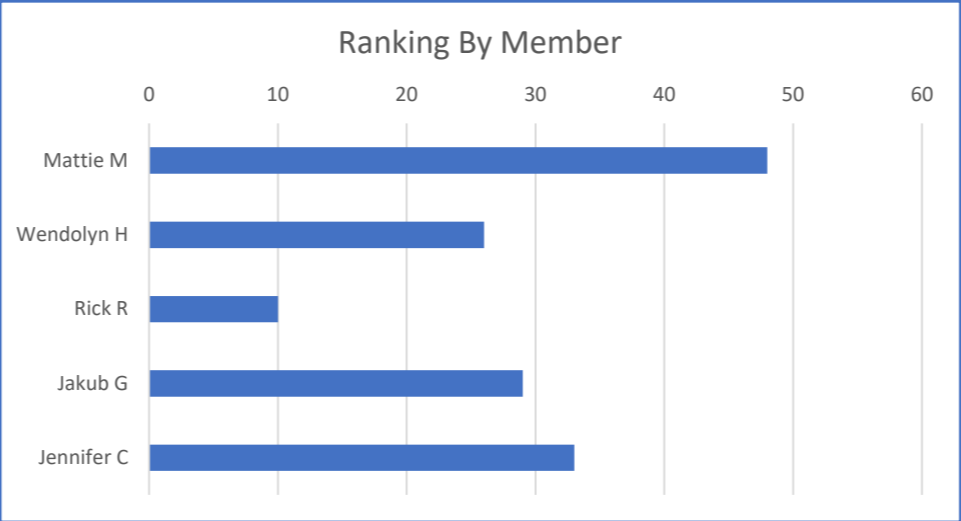
Year Built: 1969

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	2	2	3	1	8	2	0	1	1	3	2	1	1	1	3	3	0	18	26
Rick R	x...?	0	3	3	0	6	2	1	0	0	0	1	0	0	0	0	0	4	10	
Jakub G	X	3	2	3	2	10	3	0	0	2	3	0	0	2	0	3	3	3	19	29
Jennifer C	?	3	2	3	?	8	3	2	2	3	3	2	2	3	2	3	0	0	25	33
																		AVG	29.2	
																		MED	29	

Criteria 1: Yes

Criteria 2 Avg: 8.8
 Criteria 2 Median: 8

Criteria 3 Avg: 20.4
 Criteria 3 Median: 19



Historic Name: Bert Cross Cabin
Common Name: Vintage Restaurant
Address:
RPK:

Year Built: 1938

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	
Wendolyn H	Y	3	3	3	3	12	3	0	1	0	1	3	1	2	1	3	3	0	18	
Rick R	x	3	3	3	1	10	3	1	2	1	3	3	2	3	2	3	3	3	29	
Jakub G	X	3	3	3	2	11	3	0	0	0	2	0	0	2	0	1	3	3	14	
Jennifer C	X	3	3	3	?	9	3	2	2	1	3	3	2	2	2	3	0	0	23	

Criteria 1: Yes

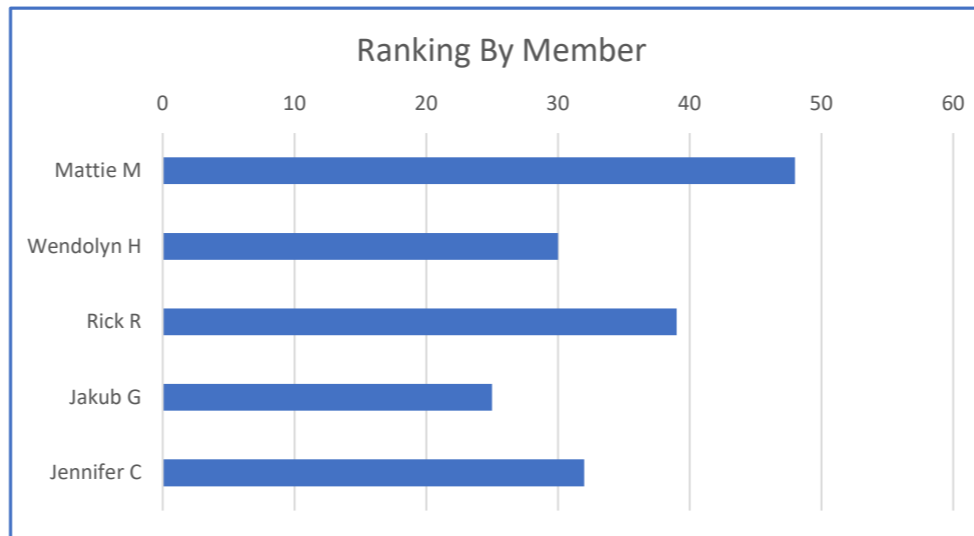
Criteria 2 Avg: 10.8

Criteria 2 Median: 11

Criteria 3 Avg: 24

Criteria 3 Median: 23

AVG	34.8
MED	32



Historic Name: Ketchum Kamp Hotel
Common Name: Casino
Address:

Year Built: 1925

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	Total	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	3	3	3	12	3	0	1	0	1	3	1	3	1	3	3	0	19	31	
Rick R	x	0	0	3	0	3	3	1	1	1	3	3	3	3	2	3	3	3	29	32	
Jakub G	X	3	2	3	2	10	3	0	0	0	3	0	0	3	0	3	3	3	18	28	
Jennifer C	X	3	3+	3	3	9	3	?	2	1	3	3	3	3	3	3+	0	0	21	30	

Criteria 1: Yes

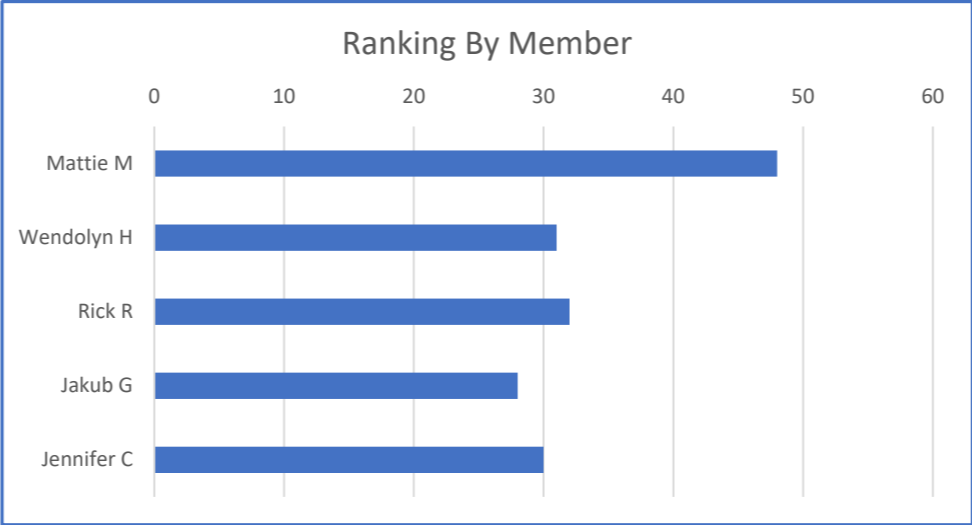
Criteria 2 Avg: 9.2

Criteria 2 Median: 10

Criteria 3 Avg: 24.6

Criteria 3 Median: 21

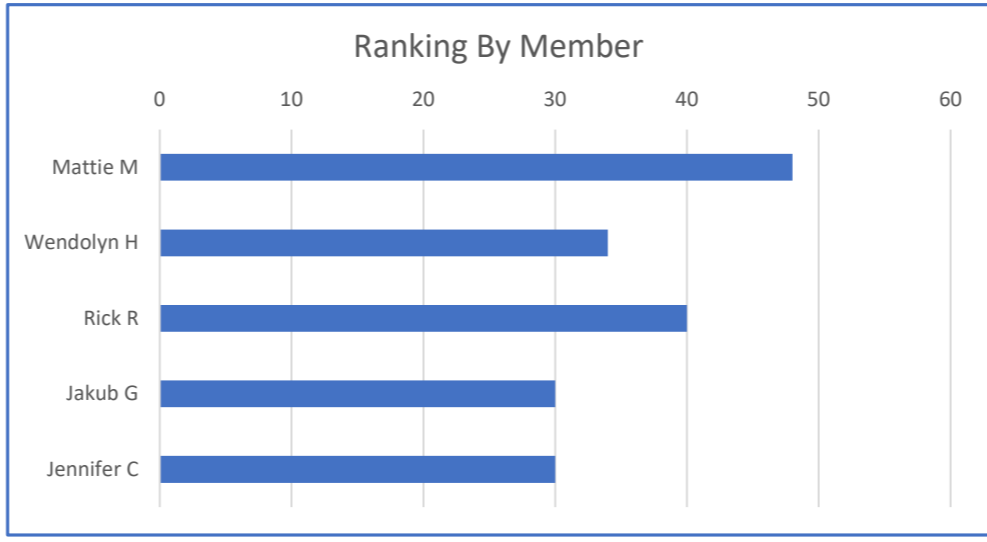
AVG	33.8
MED	31



Historic Name: Lewis Bank **Year Built:** 1930s
Common Name: Rocky Mountain Hardware
Address:
RPK:

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	3	3	2	11	3	0	2	0	3	3	0	3	3	3	3	0	23	34
Rick R	x	3	3	3	1	10	3	1	3	1	3	3	2	3	2	3	3	3	30	40
Jakub G	X	?	3	3	2	8	3	0	1	0	3	0	3	3	1	2	3	3	22	30
Jennifer C	X	3	2	3	2	10	3	?	2	1	2	2	2	3	2	3	0	0	20	30

Criteria 1: Yes	Criteria 2 Avg: 10.2	Criteria 3 Avg: 26.2	AVG	36.4
	Criteria 2 Median: 10	Criteria 3 Median: 23	MED	34



Historic Name: First Telephone Co
Common Name: Chapter One Books
Address:
RPK:

Year Built: 1930s

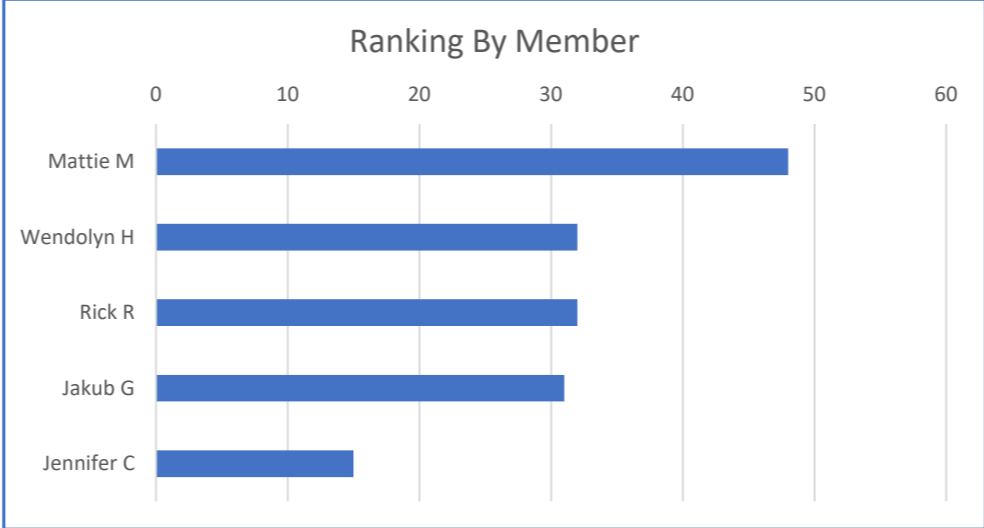
	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48
Wendolyn H	Y	3	3	3	2	11	3	0	2	0	5	2	0	2	1	3	3	0	21	32
Rick R	x	2	3	3	2	10	2	1	1	1	2	3	2	2	1	2	2	3	22	32
Jakub G	X	3	3	3	2	11	3	0	1	0	3	0	2	2	0	3	3	3	20	31
Jennifer C	X	1	2	1	2	6	2	?	0	0	2	?	0	2	1	2	0	0	9	15

Criteria 1: Yes

Criteria 2 Avg: 10
Criteria 2 Median: 11

Criteria 3 Avg: 21.6
Criteria 3 Median: 21

AVG	31.6
MED	32



Historic Name: Dynamite Shed **Year Built:** 1880
Common Name: TapRoom/Bobbie Burns
Address:

	CRITERIA 1	CRITERIA 2					CRITERIA 3												Total	
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			Subtotal
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48
Wendolyn H	Y	3	3	3	2	11	3	1	2	2	2	1	0	3	1	2	3	0	20	31
Rick R	x	3	3	3	2	11	3	2	3	2	3	3	3	3	2	3	3	3	33	44
Jakub G	X	3	3	3	2	11	3	2	0	2	3	0	2	1	2	3	3	3	24	35
Jennifer C	X	3	1	2	?	6	3	?	1	1	3	?	3	3+	3	1	0	0	15	21

Criteria 1: Yes

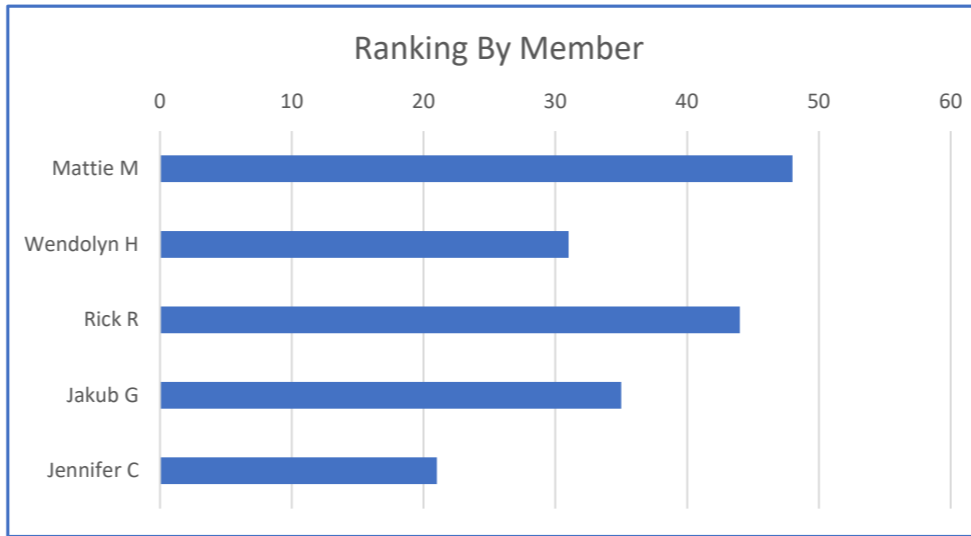
Criteria 2 Avg: 10.2

Criteria 2 Median: 11

Criteria 3 Avg: 25.6

Criteria 3 Median: 24

AVG	35.8
MED	35



Historic Name: Forest Service Park (NRHP Listed)
Common Name: Forest Service Park
Address:
RPK:

Year Built: 1933

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal		
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
Wendolyn H	Y	3	3	3	3	12	3	0	2	0	3	3	1	3	1	3	3	3	25	37	
Rick R	x	3	2	3	1	9	3	2	1	0	3	3	3	3	3	3	3	3	30	39	
Jakub G	X	3	3	3	2	11	3	0	0	0	3	0	3	1	0	3	3	3	19	30	
Jennifer C	X	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	48	
																			AVG	40.4	
																			MED	39	

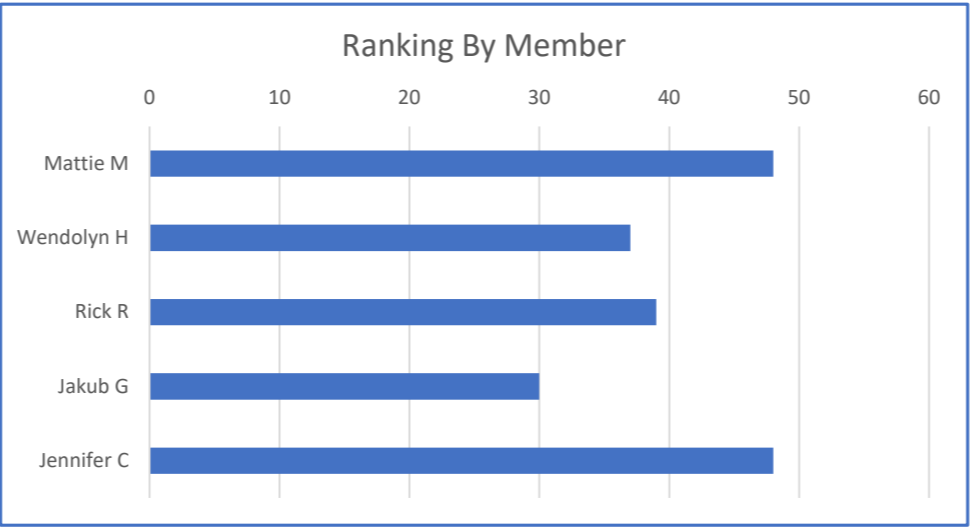
Criteria 1: Yes

Criteria 2 Avg: 11.2

Criteria 2 Median: 12

Criteria 3 Avg: 29.2

Criteria 3 Median: 30



Historic Name: Geenhow & Rumsey Store
Common Name: Culinary School
Address:
RPK:

Year Built: 1884

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Total
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features			
		A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal	
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	
Wendolyn H	Y	3	3	3	3	12	3	0	1	0	3	3	1	3	3	3	3	0	23	
Rick R	x	3	3	3	2	11	3	1	3	1	3	3	2	3	2	3	3	3	30	
Jakub G	X	3	2	3	2	10	3	0	0	0	3	0	3	3	0	2	3	3	20	
Jennifer C	X	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	3	36	

Criteria 1: Yes

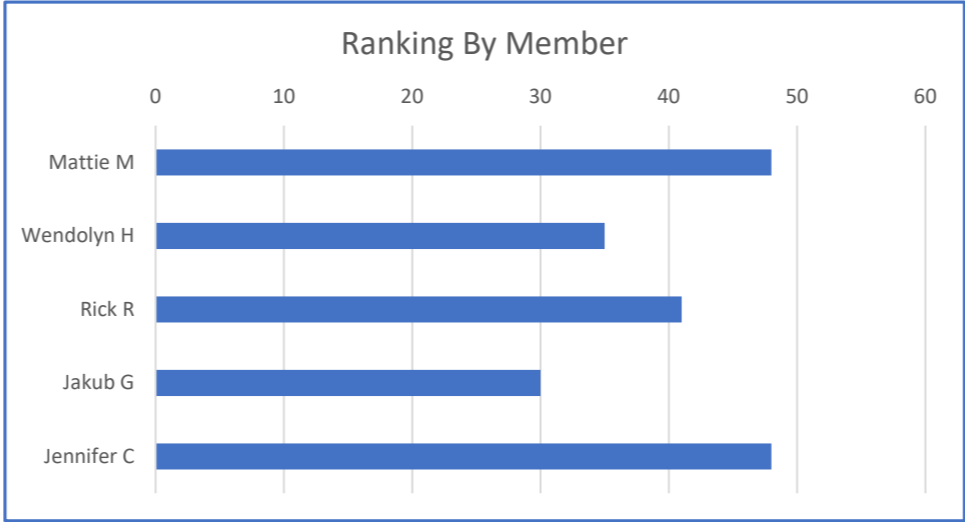
Criteria 2 Avg: 11.4

Criteria 2 Median: 12

Criteria 3 Avg: 29

Criteria 3 Median: 30

AVG 40.4
MED 41



Historic Name: Horace Lewis Home
Common Name: Elephant's Perch
Address:
RPK:

Year Built: 1880

	CRITERIA 1	CRITERIA 2					CRITERIA 3													Subtotal	Total:
	Historic Building	Integrity					Architectural Criteria						Social/Historic Criteria				Geo/Nat Features				
	A	B	C	D	Subtotal	1	2	3	4	5	6	1	2	3	4	1	2	Subtotal			
Mattie M	y	3	3	3	3	12	3	3	3	3	3	3	3	3	3	3	3	36	48		
Wendolyn H	Y	3	3	3	3	12	3	0	1	0	3	3	1	3	2	3	3	0	22	34	
Rick R	x	2	1	3	0	6	3	1	1	1	2	3	2	3	2	3	3	3	27	33	
Jakub G	X	3	2	3	2	10	3	0	0	3	2	0	3	2	2	2	3	2	22	32	
Jennifer C	X	3	1	2	1	7	2	?	1	0	2	2	2	2	2	2	0	0	15	22	
																		AVG	33.8		
																		MED	33		
Criteria 1: Yes		Criteria 2 Avg: 9.4					Criteria 3 Avg: 24.4														
		Criteria 2 Median: 10					Criteria 3 Median: 22														

